

AGENDA

ELKHART COUNTY BOARD OF ZONING APPEALS

FEBRUARY 17, 2011

8:30 A.M.

DEPARTMENT OF PUBLIC SERVICES
MEETING ROOMS A & B
4230 ELKHART ROAD, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of Minutes of the last regular meeting of the Elkhart County Board of Zoning Appeals held on the 20th day of January 2011.

Approval of Legal Ads published in the Elkhart Truth and the Goshen News ten days prior to the public hearings.

Elkhart County Zoning Ordinance to be entered as evidence for today's hearings.

Staff Report materials to be entered as evidence for today's hearings.

Postponement of Business Items – Any person having business to come before the Board may request postponement or withdrawal of such at this time.

DEVELOPMENTAL VARIANCES 8:30 A.M. (LANTZ)

- A. Petitioner: ***Kenneth Howard & Dyanna Wissman*** **(Page 1a)**
 Petition: for a 13 ft. Developmental Variance to allow for the placement of a mobile home 107 ft. from the centerline of the right-of-way of SR 120 (Ordinance requires 120 ft.).
 Location: North side of SR 120, 50 ft. West of CR 37, common address of 13009 SR 120 in York Township, zoned A-1. *(13009SR 120-110124-1)*
- B. Petitioner: ***Dale & Shelley Deisinger*** **(Page 2a)**
 Petition: for a Developmental Variance to allow for the total square footage of accessory structures to exceed the total square footage in the primary structure.
 Location: East side of CR 109 at the end of Downey Street, being the South half of Lot 7 in Maple Grove (excluding 22 rods East side of Lot 7), common address of 51546 CR 109 in Osolo Township, zoned R-2. *(51546CR 109-110110-1)*

SPECIAL USES

- A. Petitioner: *Elvin M. & Vada M. Nolt* (Page 3a)
Petition: for a Special Use renewal for an existing mobile home.
Location: North side of CR 32, 700 ft. Est of SR 19, common address of 27845 CR 32 in Harrison Township, zoned A-1. (27845CR 32-110112-1)
- 9:00 A.M. (HOMAN)**
- B. Petitioner: *Jerry Lehman (buyer) and Jodi Gustafson & Lisa Steffen (sellers)* (Page 4a)
Petition: for a Special Use for an agricultural use for the keeping of horses in an A-1 zoning district on a tract of land containing three acres or less (Specifications F - #1).
Location: East side of CR 29, 2,590 ft. South of CR 20, common address of 58996 CR 29 in Jefferson Township. (58996CR 29-110119-1)
- C. Petitioner: *Union Grove Brethren in Christ* (Page 5a)
Petition: for a Special Use for a church and related activities, including child daycare (Specifications F - #48).
Location: Northwest corner of CR 11 and CR 48, common address of 69954 CR 11 in Union Township, zoned A-1. (69954CR 11-110106-1)
- 9:30 A.M. (HESSER)**
- D. Petitioner: *Helena Chemical Company* (Page 6a)
Petition: for an amendment to an existing Special Use for an agri-business to allow for the construction of a building to store dry fertilizer, and to include additional property (Specifications F - #56).
Location: West side of SR 13, 1,100 ft. South of CR 34, common address of 63239 SR 13 in Clinton Township, zoned A-1. (63239SR 13-110124-1)
- E. Petitioner: *Patricia L. Patrick* (Page 7a)
Petition: for a Special Use for an agricultural use for the keeping of two pigs in an A-1 zoning district on a tract of land containing three acres or less (Specifications F - #1).
Location: South side of CR 4, 375 ft. West of Iris Court, 3,000 ft. West of CR 7, common address of 27750 CR 4 in Osolo Township. (27750CR 4-110124-1)

SPECIAL USE/DEVELOPMENTAL VARIANCES

- A. Petitioner: *Daniel J. & Brenda K. Lehman (land contract purchasers) and Tri County Land Trust (land contract holder)* (Page 8a)
Petition: for a Special Use for a home workshop/business for bicycle sales, repair, parts and accessories (Specifications F - #45), and for a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: West side of CR 33, 755 ft. South of CR 18, common address of 57943 CR 33 in Middlebury Township, zoned A-1. (57943CR 33-110124-1)

10:00 A.M. (MILLER)

- B. Petitioner: ***David J. & Michele L. Muir*** (Page 9a)
Petition: to amend an existing Special Use for a home workshop/business for winery, wine tasting, and retail sales (Specifications F - #45), and for a Developmental Variance to allow the proposed signage to exceed the Developmental Standards of signage for a home workshop/business.
Location: West side of SR 15, 60 ft. South of CR 112, common address of 55503 SR 15 in Jefferson Township, zoned A-1. (55503SR 15-110124-1)

USE VARIANCE

- A. Petitioner: ***Allen J. & Judith Kauffman*** (Page 10a)
Petition: for a Use Variance to allow for a second residence on a single zoning lot and a Developmental Variance to allow the total square footage of accessory structures to exceed the total square footage in the primary structure.
Location: West side of CR 116, 1,600 ft. South of CR 16, common address of 56815 CR 116 in Middlebury Township, zoned A-1. (56815CR 116-110114-1)

STAFF/BOARD ITEMS (time of review at the discretion of the Board of Zoning Appeals)

ADJOURNMENT